



CITY OF NEWPORT BEACH ENVIRONMENTAL QUALITY AFFAIRS COMMITTEE AGENDA

Location: Police Department Auditorium
870 Santa Barbara Drive
Date/Time: Monday, July 30, 2012 - 7:00 p.m.

Committee Members:

Debbie Steven, Chair	Nancy Gardner, Mayor		
Kimberly Jameson	Merritt Van Sant	Barbara Thibault	Laura Meier
Nick Roussos	Joan Penfil	Bruce Asper	Kevin Kelly
Laura Curran	Vince J. LePore	Kevin Nolen	Kathy Harrison
Sandra Haskell	Timothy Stoaks	Charles McKenna	Michael Alt

Staff Members:

Patrick Alford, Planning Manager
James Campbell, Principal Planner
Rosalinh Ung, Associate Planner

1) CALL MEETING TO ORDER

2) ROLL CALL

3) PUBLIC COMMENTS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the Committee. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Committee has the discretion to extend or shorten the speakers' time limit on agenda or non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

4) CURRENT BUSINESS

- A. Presentation on the Uptown Newport Mixed-Use project (attachment)
- B. Uptown Newport EIR review assignments
- C. Review of upcoming environmental impact reports
- D. Update on the Newport Banning Ranch Project

5) COMMITTEE ANNOUNCEMENTS OR MATTERS WHICH MEMBERS WOULD LIKE PLACED ON A FUTURE AGENDA FOR DISCUSSION, ACTION OR REPORT (NON-DISCUSSION ITEM)

6) ADJOURNMENT

1

The agenda, attachments, and minutes are available on the City's website <http://www.newportbeachca.gov>. Once there, click on Agendas and Minutes then scroll to and click on Environmental Quality Affairs. These items are also available in the City of Newport Beach Community Development Department, Planning Division, 3300 Newport Boulevard, Building C, 2nd Floor.

This Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Committee's agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Committee and items not on the agenda but are within the subject matter jurisdiction of the Committee. The Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the City Clerk's Office at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3005 or cityclerk@newportbeachca.gov.

Uptown Newport Mixed-Use Project
July 30, 2012, EQAC Meeting

Project Description:

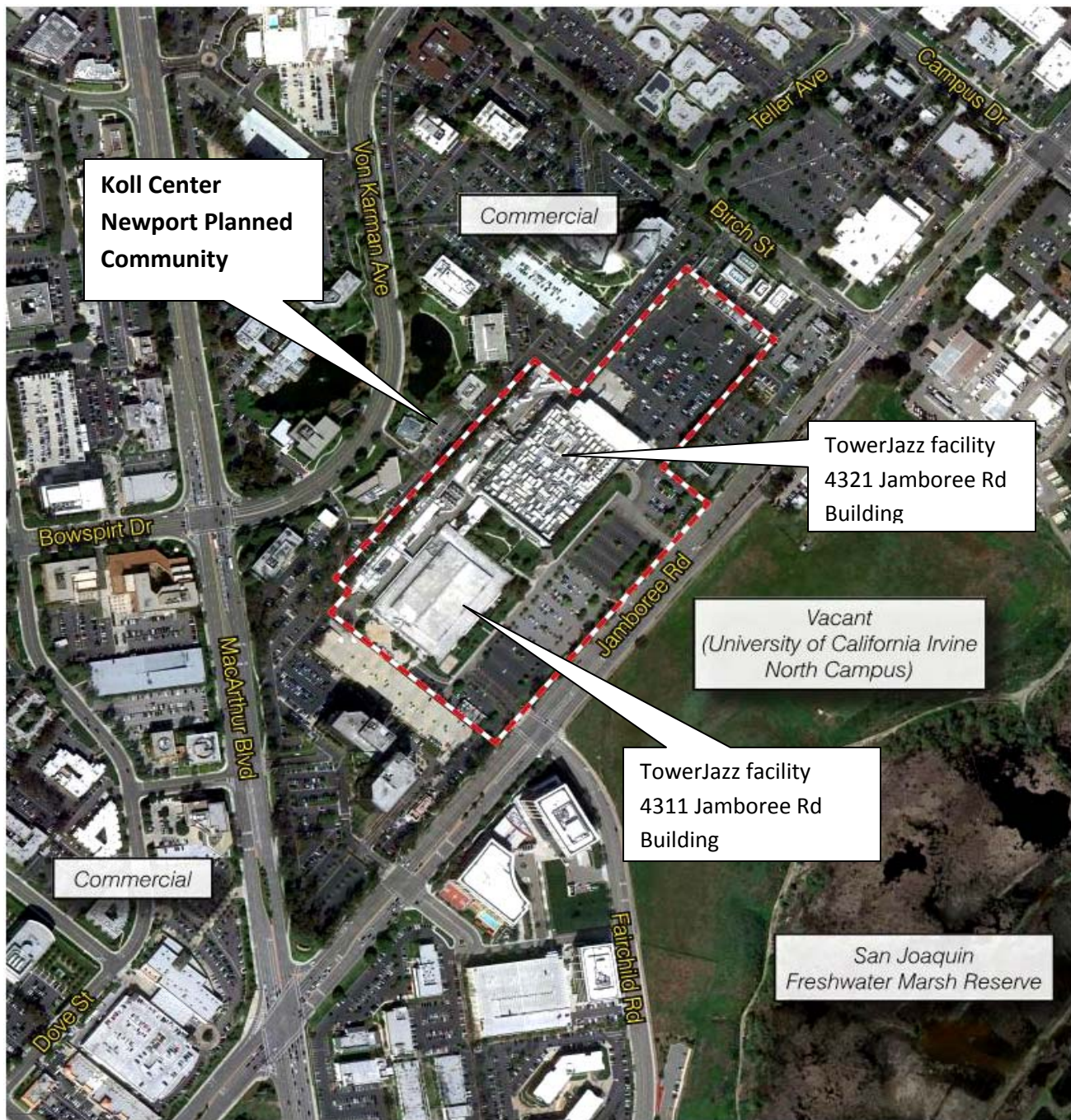
A development of the Uptown Newport mixed-use project which consists of up to 1,244 residential units and 11,500 square feet of retail commercial on a 25.05-acre site commonly referred as “Conexant” site. Uptown Newport LP (The Shopoff Group) is the applicant and owner of the subject property.

Proposed residential product types would be for-sale products with a mix of townhomes, mid-rise and high-rise condominiums, and affordable housing. Residential buildings would range from 30 feet to 75 feet high, with residential towers up to 150 feet high (13 stories). An upscale, sit-down restaurant would be a part of the 11,500 square feet of neighborhood-serving commercial development.

Two parks totaling 2.05 acres would be developed, as well as landscaped areas surrounding the proposed buildings. Parks and landscaped areas would be accessible to the public but privately owned.

The project site is bounded by Jamboree Road to the east, Birch Street to the north, and Von Karman Avenue and MacArthur Boulevard to the west. A new street system would be developed for vehicular and pedestrian circulation within the project site. Vehicular access to the site would be from Jamboree Road, Birch Street, and Von Karman Avenue.

Aerial Photograph



--- Site Boundary

Source: Google Earth 2011

0 600
Scale (Feet)



Project Phasing:

The project would be developed in two primary phases as summarized below:

<i>Project Phasing Summary</i>			
	<i>Phase 1</i>	<i>Phase 2</i>	<i>Total</i>
Number of Units	680	564	1,244
Developable Area (acres)	8.65	10.02	18.67
Park Area (acres)	1.03	1.02	2.05
Right-of-Way Area (acres)	2.61	1.72	4.33
Total Area (acres)	12.29	12.76	25.05

Phase 1 would include demolition of the 4311 Jamboree Road Building and development of up to 680 residential units, 11,500 square feet of neighborhood commercial use, a 1.03-acre park, and roadways for access and internal circulation. Development of Phase 1 is projected to start in 2014 and be completed in 2018.

Phase 2 would include demolition of the remaining TowerJazz Semiconductor building at 4321 Jamboree Road and development of the remaining 564 residential units, a 1.02-acre park, and internal roadways. Development of Phase 2 is anticipated to begin in 2017 and be completed in 2021.

The operation of TowerJazz in the 4321 Jamboree Road Building is expected to continue as an interim use during and after the development of Phase 1. The timing for Phase 2 development would be contingent on the existing lease of TowerJazz operation, which is currently set to expire in March 2017; however, it but could be extended to March 2027. This Draft EIR conservatively assumes that Phase 2 could commence as early as Spring 2017, with build out through 2021 and therefore, addresses the potential impacts of Phase 1 adjacent to the TowerJazz facility.

Development within both project phases would be subject to the proposed Uptown Newport Design Regulations and Phasing Plan, which expand upon the regulations set forth in the proposed Planned Community Development Plan. Subsequent to approval of the overall project, individual developer/builders would provide more detailed site plans subject to compliance with the design regulations and site development review process.

Site Plan and Phasing Plan



Existing & Surrounding Land Use:

The site is currently developed with two industrial buildings, which are leased to TowerJazz Semiconductor. The building at 4311 Jamboree Road, in the southwestern part of the project site, is one story and 135,975 square feet; and the building at 4321 Jamboree Road is four stories and 311,452 square feet. The balance of the site is developed with landscaped areas and surface parking lots; the parking lots are located in the eastern and northern part of the site. Vehicular access to the project site is via two driveways from Jamboree Road, one of which is named Fairchild Road, and one driveway from Birch Street.

The site is surrounded to the north, west, and south by the Campus Office Park development within the Koll Center Newport Planned Community. To the north are clusters of office buildings ranging from one to fifteen stories in height, and three restaurants. To the west are office buildings ranging from one to four stories high, landscaped areas, and two man-made lakes. To the south are two 20-story office buildings, surface parking, and a fast-food restaurant. Jamboree Road forms the eastern boundary of the project site, and beyond Jamboree Road is undeveloped open space within the North Campus of the University of California, Irvine. The San Joaquin Freshwater Marsh Reserve is approximately 150 feet east of Jamboree Road.

Site Photographs



Surrounding Uses



Existing General Plan and Zoning:

The project site has a General Plan designation of Mixed-Use Horizontal-2 (MU-H2), which provides for a horizontal intermixing of uses that may include regional commercial office, multi-family residential, vertical mixed-use buildings, industrial, hotel rooms, and ancillary neighborhood commercial uses. The MU-H2 designation applies to properties in the Airport Area. The zoning designation of the project site is Industrial Site 1 of the Koll Center Newport Planned Community (PC-15). Permitted uses in the PC-15 designation include commercial and light industrial.

Integrated Conceptual Development Plan

The ICDP is a prerequisite for the preparation of the entitlement documents required by the General Plan for mixed-use developments in the Airport area. The Airport Business Area Integrated Conceptual Development Plan (ICDP) has been prepared and approved by the City Council on September 28, 2010, pursuant to the General Plan requirement (Policy LU 6.15.11). ICDP provides for the redevelopment of the Uptown Newport site and the 12.7-acre portion of the 75-acre Koll Center Newport with new residential development and open space. Specially, the ICDP allows up to 1,504 residential units, 1,244 on the Uptown Newport site and 260 within the Koll Center Newport.

The 260 residential units allocated to the Koll Center Newport would be considered as “additive” units as no office or industrial uses would be removed. On the Uptown Newport site, up to 632 units would replace existing industrial and office uses, 290 units would be additive, and up to 322 units would be density bonus units. Together, the two properties would use all 550 additive units allocated to the conceptual Development Plan Area by the General Plan.

City Action Requested:

The following discretionary approvals by the City of Newport Beach are required to approve the project:

- Planned Community Development Plan Amendment and Adoption
- Development Agreement
- Traffic Study Approval
- Tentative Tract Map
- Affordable Housing Implementation Plan

Environmental Factors Potentially Affected:

- Aesthetics

- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services Systems
- Mandatory Findings of Significance

Environmental Factors Not Potentially Affected:

- Agricultural and Forest Resources
- Mineral Resources

Public Review & Hearing Schedule:

- 45-day public review and comment (August-September 2012)
- Planning Commission (October 2012)
- City Council (November 2012)